FARMINGTON CITY · 160 S. MAIN STREET · (801) 451-2383

BUILDING PERMIT APPLICATION

Lot #: _____ Subdivision: _____

Valuation: _____ Property Address: _____

Type of Project: _____

CONTACT INFORMATION OF PERSON TO CALL REGARDING PLANS AND PERMIT:

Name: _____ Email: _____

Cell #: _____ Fax #: _____

BUILDING/PROPERTY OWNER:

Name: _____ Zip Code: _____

Address: _____ Phone: _____

City: _____ Email: _____

(1) GENERAL CONTRACTOR:

Name: _____ State License #: _____

Address: _____ City: _____

Phone: _____ Zip Code: _____

(2) ELECTRICAL CONTRACTOR:

Name: _____ State License #: _____

Address: _____ City: _____

Phone: _____ Zip Code: _____

(3) PLUMBING CONTRACTOR:

Name: _____ State License #: _____

Address: _____ City: _____

Phone: _____ Zip Code: _____

(4) MECHANICAL CONTRACTOR:

Name: _____ State License #: _____

Address: _____ City: _____

Phone: _____ Zip Code: _____

COMPLETE ALL INFORMATION AND RETURN

Project Address: _____

Owner/Contractor: _____

BASEMENT FINISH REQUIREMENTS & PLAN CHECK LIST

A building permit application must be filled out and submitted with the plans. Basement finish plans shall include, but not be limited to, *the following items that must be shown on the plans:*

- ☐ Two (2) sets of plans including name, address, and phone number on plans
- ☐ Floor plans with room dimensions, room classifications, and overall dimensions with total square feet

Plumbing, electrical, and mechanical plans, as applicable, that include:

- ☐ Each water closet stool shall be located in a clear space of not less than 30" in width (15" from center to any obstruction) and have a clear space in front of not less that 21"
- ☐ All shower compartments shall have a minimum finished interior of 900 sq. inches and shall also be capable of encompassing a 30" diameter circle. The access opening to a shower shall have a clear and unobstructed finished width of 22". If a door is installed, it must have a 22" opening when open, it must swing out and be tempered glass.
- ☐ Fan and/or vent in bathroom that vents to the outside (if no window)
- ☐ All receptacles installed in bathrooms shall be protected by a GFCI, ground fault circuit interrupter(s)
- ☐ Show location of furnace, water heater, and electrical panel if located in the basement. An unobstructed working space not less than 30" in depth and height of the furnace shall be provided along the entire front or firebox side of each furnace when the door of the enclosure is open. When the door is closed, a minimum of 6" shall be provided along the combustion chamber opening side.
- ☐ Size and type of all windows in bedrooms (must have minimum opening of 20" wide, 24" high, and have a total of 5.7 sq. ft. net clear opening) with a sill height of not more that 44" above the floor
- ☐ Window wells shall have horizontal dimensions that provide a minimum net clear area of 9 square feet with a minimum horizontal projection and width of 36" (36" from the window to the well)
- ☐ All brand circuits that supply 125 volt, single phase, 15 to 20 amp receptacle outlets installed in bedrooms shall be protected by an arc fault circuit interrupter(s)
- ☐ All outlets must be tamper proof

- ☐ A combination smoke/carbon monoxide detector must be installed in the hallway leading to any bedrooms, and a smoke detector is required in each bedroom

- ☐ Ceiling height of not less than 7 feet (habitable spaces)

- ☐ Receptacle outlets shall be installed so no point along the floor line in any space is more than 6 feet measured horizontally from an outlet in that space. An outlet shall be installed in any wall space 2 feet or more in width

- ☐ All exterior walls of unfinished basements shall be insulated, and the floor above the unfinished basement with a separation of conditioned and unconditioned space

- ☐ Framed walls in the basement that are non-bearing shall be a minimum of 2 x 4's at 24" on center with a treated or redwood bottom plate and single top plate

- ☐ The minimum width of a hallway shall be not less that 3 feet

- ☐ Habitable rooms shall have a floor area of not less than 70 sq. ft., and not less than 7 feet in any horizontal dimension

- ☐ Glazing (tempered glass) is required in doors and enclosures for hot tubs, whirlpools, saunas, steam rooms, bathtubs, and showers in any part of a building wall enclosing these compartments where the bottom exposed edge of the glazing is less than 60 inches measured vertically above any standing or walking surface

- ☐ Appliances shall not be located in sleeping rooms, bathrooms, toilet rooms, storage closets, or surgical rooms, or in a space that opens only into such rooms or spaces (See exceptions in code)

- ☐ Required heating: When the winter design temperature in Table R301.2(1) is below 60 degrees F (16 degrees C), every dwelling units shall be provided with heating facilities capable of maintaining a minimum room temperature of 68 degrees F (20 degrees C) at a point 3 feet above the floor and 2 feet from the exterior walls in all habitable rooms at the design temperature

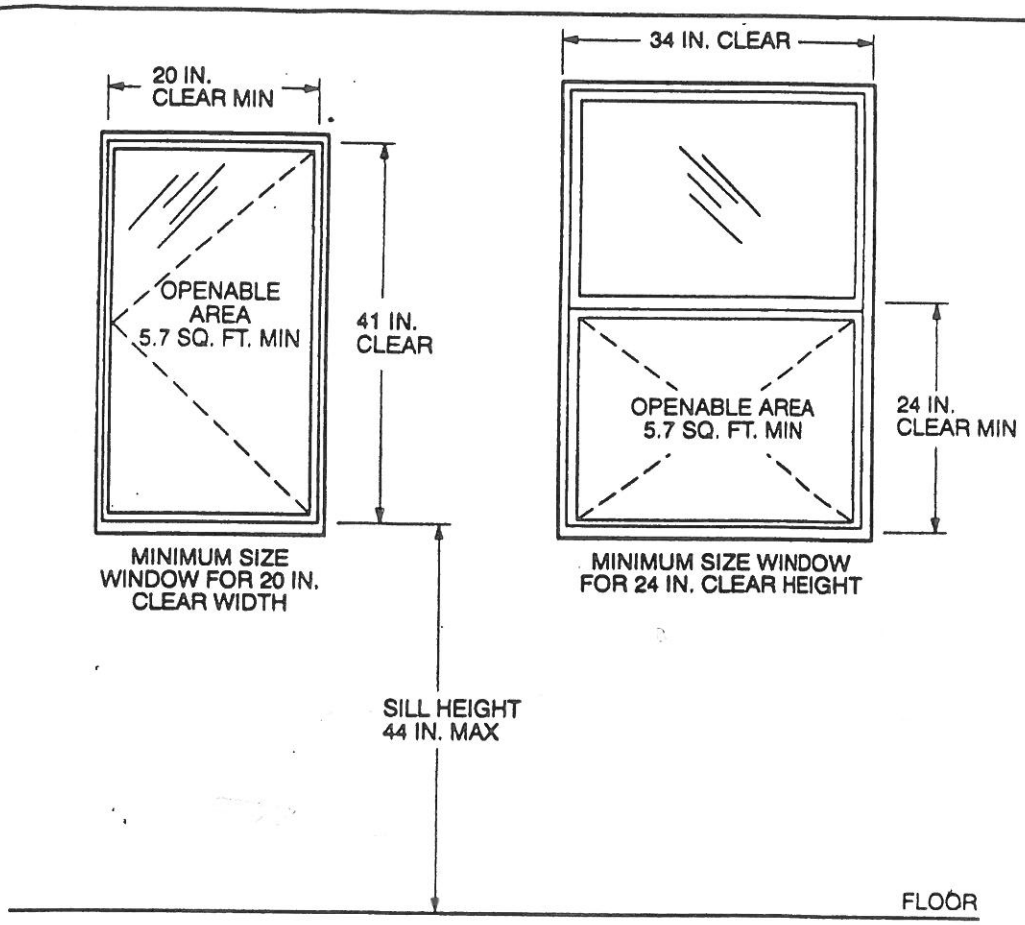
- ☐ Other: _____

_____

_____

_____

FOR CORRECTIONS, please include the items that are checked above and re-submit the plans for re-check along with this list.



For SI: 1 inch = 25.4 mm, 1 square foot = 0.0929 m^2.

Figure R310.1
EMERGENCY ESCAPE AND RESCUE WINDOW

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m^2).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m^2).

❖ The minimum net clear opening area of 5 square feet (0.465 m^2) is necessary so that fire fighters in full gear can enter through the opening.

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

❖ The minimum opening height for emergency space and rescue opening is 24 inches (610 mm), based on the minimum dimension of a fire fighter with full rescue equipment.

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).

❖ This section establishes a minimum width of 20 inches (508 mm) for emergency space and rescue openings, based on the minimum dimension of a fire fighter with full rescue equipment.

R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.

❖ Openings for emergency escape and rescue must be operational from the inside. Keys or special tools must not be needed to operate these openings. If keys or tools were necessary, they might not be readily available in an emergency or panic situation, and an individual might not be able to use them, so the opening would be unusable. Section R310.1 also requires the opening size to be obtained by the normal operation of the window. See the commentary for Section R310.1.

R310.2 Window wells. The minimum horizontal area of the window well shall be 9 square feet (0.84 m^2), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

R309.6 Automatic garage door openers. Automatic garage door openers, if provided, shall be listed in accordance with UL 325.

SECTION R310
EMERGENCY ESCAPE AND RESCUE OPENINGS

R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one openable emergency escape and rescue opening. Where basements contain one or more sleeping rooms, emergency egress and rescue openings shall be required in each sleeping room, but shall not be required in adjoining areas of the basement. Where emergency escape and rescue openings are provided they shall have a sill height of not more than 44 inches (1118 mm) above the floor. Where a door opening having a threshold below the adjacent ground elevation serves as an emergency escape and rescue opening and is provided with a bulkhead enclosure, the bulkhead enclosure shall comply with Section 310.3. The net clear opening dimensions required by this section shall be obtained by the normal operation of the emergency escape and rescue opening from the inside. Emergency escape and rescue openings with a finished sill height below the adjacent ground elevation shall be provided with a window well in accordance with Section R310.2.

R310.1.1 Minimum opening area. All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet (0.530 m^2).

Exception: Grade floor openings shall have a minimum net clear opening of 5 square feet (0.465 m^2).

R310.1.2 Minimum opening height. The minimum net clear opening height shall be 24 inches (610 mm).

R310.1.3 Minimum opening width. The minimum net clear opening width shall be 20 inches (508 mm).

R310.1.4 Operational constraints. Emergency escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.

R310.2 Window wells. The minimum horizontal area of the window well shall be 9 square feet (0.84 m^2), with a minimum horizontal projection and width of 36 inches (914 mm). The area of the window well shall allow the emergency escape and rescue opening to be fully opened.

Exception: The ladder or steps required by Section R310.2.1 shall be permitted to encroach a maximum of 6 inches (152 mm) into the required dimensions of the window well.

R310.2.1 Ladder and steps. Window wells with a vertical depth greater than 44 inches (1118 mm) shall be equipped with a permanently affixed ladder or steps usable with the window in the fully open position. Ladders or steps required by this section shall not be required to comply with Sections R311.5 and R311.6. Ladders or rungs shall have an inside width of at least 12 inches (305 mm), shall project at least 3 inches (76 mm) from the wall and shall be spaced not more than 18 inches (457 mm) on center vertically for the full height of the window well.

R310.3 Bulkhead enclosures. Bulkhead enclosures shall provide direct access to the basement. The bulkhead enclosure with the door panels in the fully open position shall provide the minimum net clear opening required by Section R310.1.1. Bulkhead enclosures shall also comply with Section R311.5.8.2.

R310.4 Bars, grills, covers and screens. Bars, grills, covers, screens or similar devices are permitted to be placed over emergency escape and rescue openings, bulkhead enclosures, or window wells that serve such openings, provided the minimum net clear opening size complies with Sections R310.1.1 to R310.1.3, and such devices shall be releasable or removable from the inside without the use of a key, tool or force greater than that which is required for normal operation of the escape and rescue opening.

SECTION R311
MEANS OF EGRESS

R311.1 General. Stairways, ramps, exterior exit balconies, hallways and doors shall comply with this section.

R311.2 Construction.

R311.2.1 Attachment. Required exterior exit balconies, stairs and similar exit facilities shall be positively anchored to the primary structure to resist both vertical and lateral forces. Such attachment shall not be accomplished by use of toenails or nails subject to withdrawal.

R311.2.2 Under stair protection. Enclosed accessible space under stairs shall have walls, under stair surface and any soffits protected on the enclosed side with $^1/_2$-inch (12.7 mm) gypsum board.

R311.3 Hallways. The minimum width of a hallway shall be not less than 3 feet (914 mm).

R311.4 Doors.

R311.4.1 Exit door required. Not less than one exit door conforming to this section shall be provided for each dwelling unit. The required exit door shall provide for direct access from the habitable portions of the dwelling to the exterior without requiring travel through a garage. Access to habitable levels not having an exit in accordance with this section shall be by a ramp in accordance with Section R311.6 or a stairway in accordance with Section R311.5.

R311.4.2 Door type and size. The required exit door shall be a side-hinged door not less than 3 feet (914 mm) in width and 6 feet 8 inches (2032 mm) in height. Other doors shall not be required to comply with these minimum dimensions.

R311.4.3 Landings at doors. There shall be a floor or landing on each side of each exterior door.

Exception: Where a stairway of two or fewer risers is located on the exterior side of a door, other than the required exit door, a landing is not required for the exterior side of the door.